043.A	0004	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	733,600 /	733,600
USE VALUE:	733,600 /	733,600
ASSESSED:	733,600 /	733,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 103

Owner 1:	REIS DAVID B
Owner 2:	
Owner 3:	
Street 1:	103 FRANKLIN ST UNIT 103
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOMES JOAO G -
Owner 2:	CONNELLY DAWN M -
Street 1:	103 FRANKLIN ST UNIT 103
Twn/City:	Arlington
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 2950 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	733,600			733,600
Total Card	0.000	733,600			733,600
Total Parcel	0.000	733,600			733,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 248.68 | /Parcel: 248.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	210522
GIS Ref	
GIS Ref	
Insp Date	07/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 043.A-0004-0021.0

!14422!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	722,200	0	.		722,200	722,200	Year End Roll	12/18/2019
2019	102	FV	632,300	0	.		632,300	632,300	Year End Roll	1/3/2019
2018	102	FV	557,400	0	.		557,400	557,400	Year End Roll	12/20/2017
2017	102	FV	506,700	0	.		506,700	506,700	Year End Roll	1/3/2017
2016	102	FV	506,700	0	.		506,700	506,700	Year End	1/4/2016
2015	102	FV	467,100	0	.		467,100	467,100	Year End Roll	12/11/2014
2014	102	FV	445,000	0	.		445,000	445,000	Year End Roll	12/16/2013
2013	102	FV	445,000	0	.		445,000	445,000		12/13/2012

PRINT

Date	Time
12/11/20	04:16:43

LAST REV

Date	Time
10/03/19	17:05:20

mmcmakin

USER DEFINED

Prior Id # 1:	30228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14422

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOMES JOAO G	45000-411		4/15/2005		475,000	No	No		
CALVEY CHERYL	31101-508		12/30/1999		273,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7412																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RUST
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:		%	
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.00593221
Const Adj.:	0.99742496
Adj $ / SQ:	295.986
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	901225
Depreciation:	167628
Depreciated Total:	733597

COMMENTS

GOT DONE MEASURING AND OWNERS CAME OUT AND TOLD ME THE HOUSE IS 2 CONDOS..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	281.19
Special Features:	0	Val/Su Net:	248.68
Final Total:	733600	Val/Su SzAd	248.68

SKETCH

UnSketched SubAreas:
GLA: 2950,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,950	295.990	873,158

Net Sketched Area:	2,950			Total:	873,158
Size Ad	2950	Gross Are	2950	FinArea	2950

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

043.A-0004-0021.0

IMAGE

AssessPro Patriot Properties, Inc